HOUSING MARKET INFORMATION

SENIORS' HOUSING REPORT
Alberta

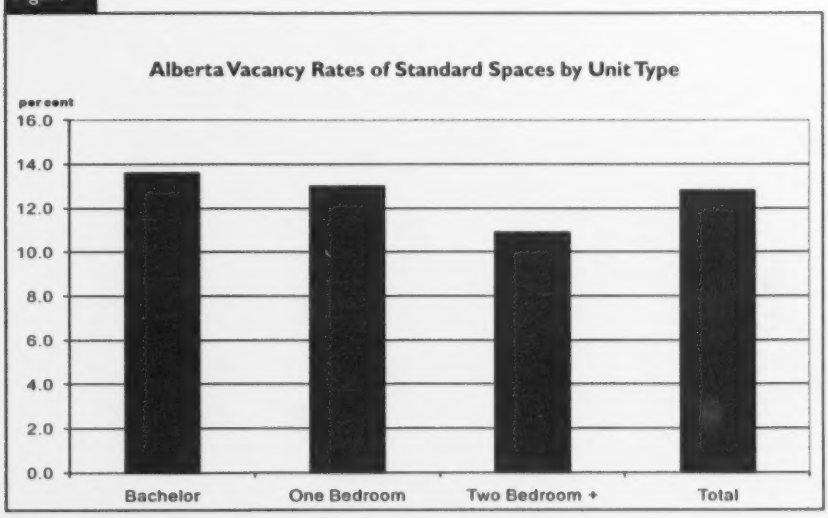
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2011

Highlights

- The overall vacancy rate for a standard unit in retirement homes across Alberta increased slightly to 12.8 per cent in 2011 from 12.2 per cent in 2010.
- The overall average rent for a standard retirement home unit in Alberta was $2,567 per month in this year's survey, up $90 from the 2010 average of $2,477.
- The 2011 survey covered a universe of 9,429 standard and non-standard spaces, compared with 9,229 units in 2010.

Figure 1



Source: CMHC

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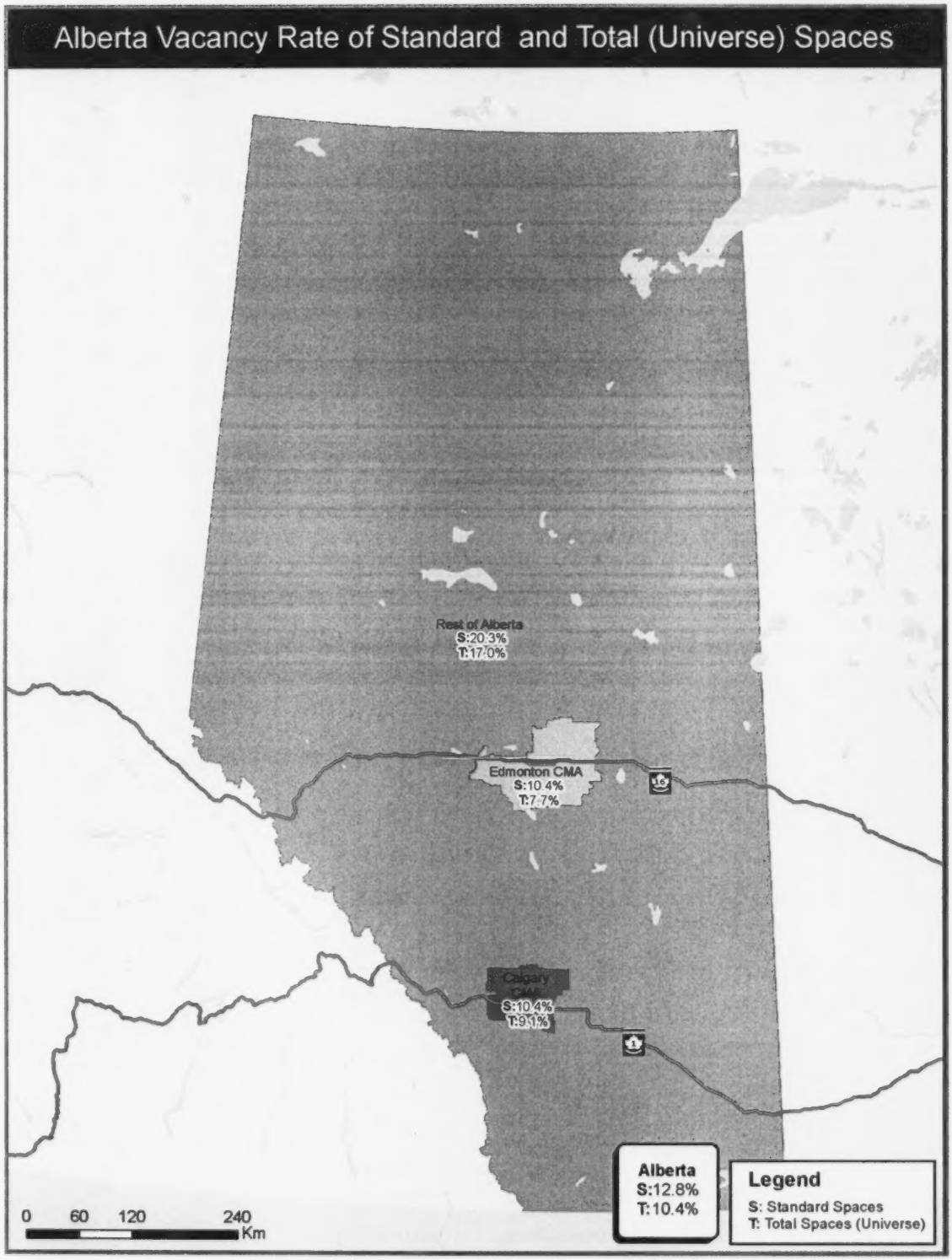

Alberta Vacancy Rate of Standard and Total (Universe) Spaces
Rest of Alberta
S:20.3%
T:17.0%
Edmonton CMA
S:10.4%
T:7.7%
Calgary
S:10.4%
T:9.1%
Alberta
S:12.8%
T:10.4%
Legend
S: Standard Spaces
T: Total Spaces (Universe)
0 60 120 240
Km

Vacancy Rates

Vacancy rates edge upward in 2011

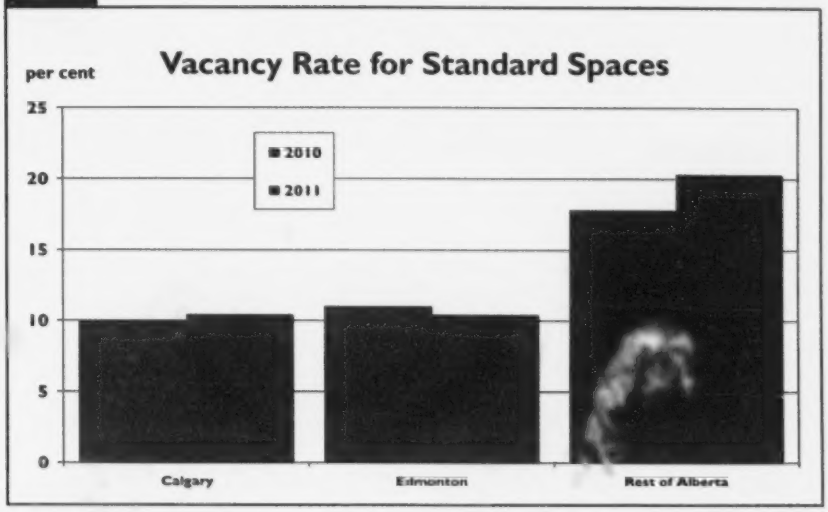
The average vacancy rate in Alberta for a standard retirement space increased slightly this year to 12.8 per cent from 12.2 per cent in 2010. Within the Calgary Census Metropolitan Area (CMA), the vacancy rate edged upward to 10.4 per cent this year from 10 per cent in 2010. In contrast, vacancies in the Edmonton CMA moved down to 10.4 per cent this year from 11 per cent in 2010. In locations outside of the two major cities, vacancies this year increased to 20.3 per cent, up from 17.8 per cent a year prior.

Table 1.1 provides a breakdown of vacancy rates for standard spaces by location and unit type. Vacancies increased by the widest margin in bachelor units, up three percentage points to 13.6 per cent in all areas. However, these gains were countered by a 3.1 percentage point decline among units with two-or-more bedrooms which moved from 14 per cent vacant in 2010 to 10.9 per cent this year. Vacancies in one-bedroom units increased marginally from 12.5 per cent last year to 13 per cent in 2011.

In Calgary, the vacancy rate was lowest in units with two-or-more bedrooms at 6.3 per cent and highest in one-bedroom units at 12.4 per cent. In Edmonton, the situation was reversed.

Vacancy rates in Edmonton were highest in units with two-or-more bedrooms, although they decreased to 13.6 per cent from 17 per cent in 2010. Vacancies in Edmonton were lowest in one-bedroom units at 8.3 per cent. In the rest of Alberta, vacancies were highest in bachelor units at 22.3 per cent, followed closely by one-bedroom units with an average vacancy rate of 22.1 per cent. By comparison, both bachelor and one-bedroom units in centres outside of the two CMAs reported vacancy rates of 19.4 per cent in 2010.

Figure 2



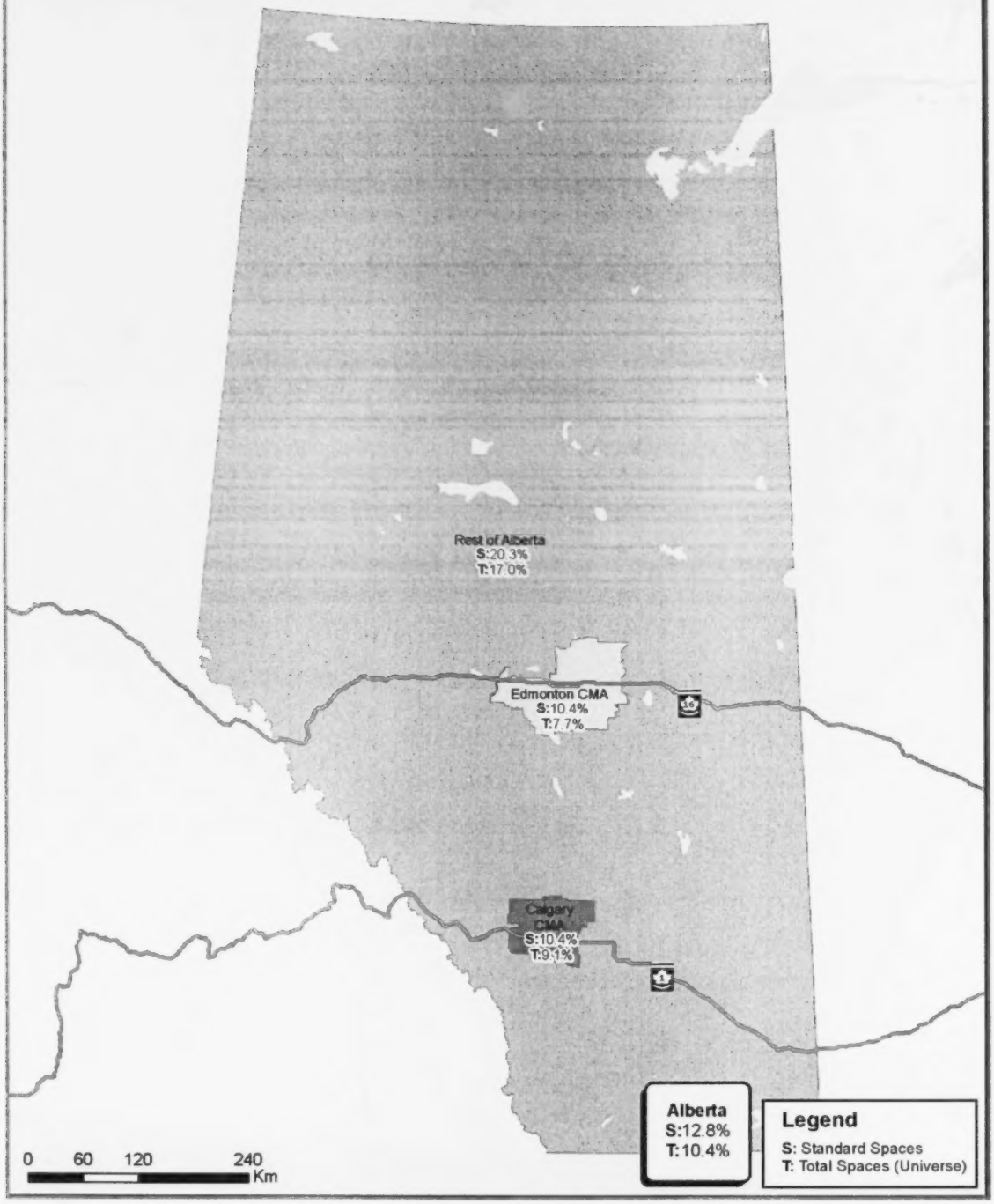
Source: CMHC

Table 1.2 compares vacancy rates for standard spaces by rent range. Alberta's vacancy rates were lowest for units renting for less than $1,500 per month. However, these units experienced the largest increases in vacancies this year, up 3.1 percentage points to 8.7 per cent. Vacancies were highest, at 14.8 per cent, for units renting between $2,500 and $2,999. In 2010, vacancies were highest among units renting for $3,000 or more per month at 15.3 per cent. This year, the highest priced units were the only category to see a reduction in vacancies, declining by 1.5 percentage points to 13.8 per cent. In Calgary, vacancies were highest for units renting between $2,000 and $2,499, at 15.5 per cent. In Edmonton, the highest vacancy rates were found among units renting from $2,500 and $2,999. In other areas, vacancies were highest in units priced over $3,000, at 34.9 per cent.

Vacancy rate in Heavy Care facilities increases in 2011

The vacancy rate for spaces in heavy care facilities across Alberta rose in 2011 to 9.9 per cent, up from 4.5 per cent in 2010. The difference between a standard care unit and a heavy care unit is determined by the amount of health care provided. A space where the residence provides 1.5 hours per day or more of health care to the resident is classified as heavy care unit. In the Calgary CMA, the vacancy rate for heavy care facilities decreased from 10.4 per cent in 2010 to 10 per cent this year. In Edmonton, however, vacancies rose to 6.2 per cent this year compared with 1.8 per cent a year prior. In areas outside of the two CMAs, heavy care vacancies moved up to 14.6 per cent from 2.8 per cent in 2010.

Alberta Vacancy Rate of Standard and Total (Universe) Spaces



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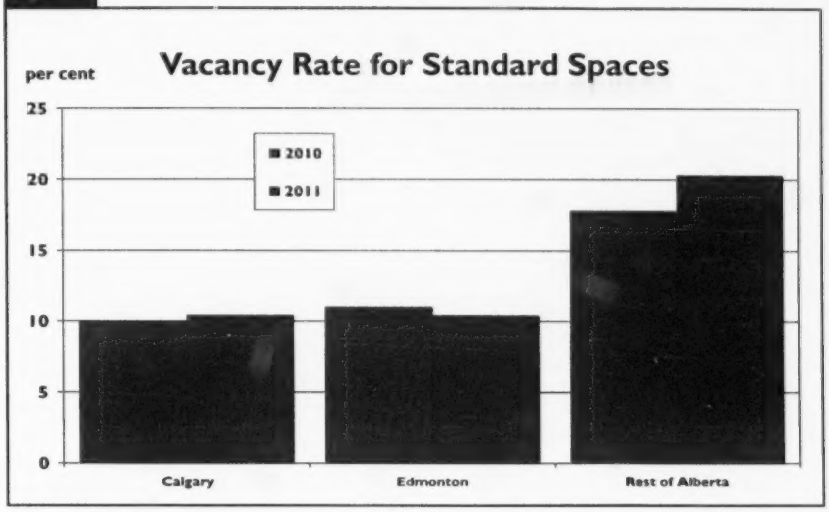

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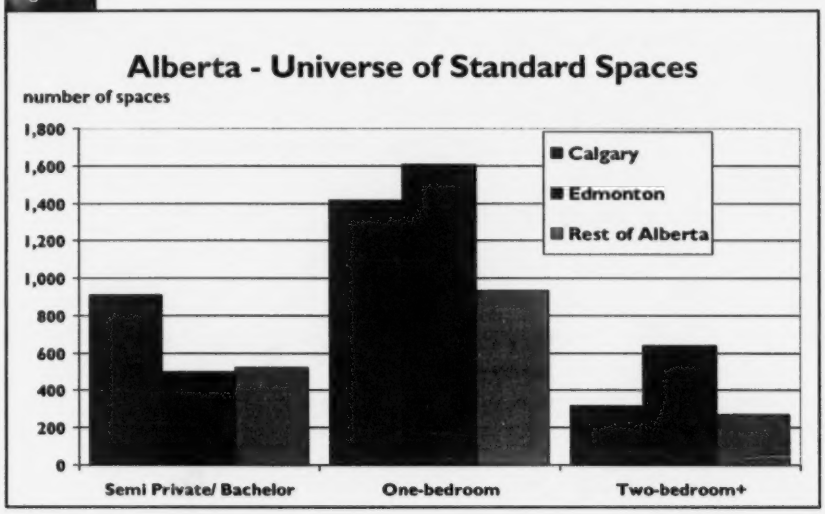
Universe of Retirement Spaces

CMHC's survey of retirement housing in Alberta found a total universe of 9,429 retirement spaces, of which 7,128 or 76 per cent were identified as standard spaces. This compares with a universe of 9,229 units in the 2010 survey, of which 7,187 or 78 per cent were considered standard spaces. The overall universe increased by 2.2 per cent, in the past year. By comparison, the universe grew by 5.9 per cent in 2010 over the previous year.

The majority of standard spaces in Alberta are found in the two largest cities, with both CMAs combined accounting for 76 per cent of the standard spaces in the Alberta survey. Calgary reported 2,648 standard spaces this year compared with 2,748 in 2010. In Edmonton, CMHC identified 2,749 standard spaces in this year's survey from 2,782 a year prior.

One-bedroom units remain the most common type of standard space. In this year's survey, CMHC identified 3,962 one-bedroom spaces, representing 56 per cent of the standard units in the survey. This proportion was up from 54 per cent in 2010. The semi-private/ bachelor universe decreased from 2,069 spaces in 2010 to 1,936 in 2011. The proportion of the universe designated as semi-private/bachelor units decreased to 27 per cent of all standard units this year compared with 29 per cent in 2010. Units with two-or-more bedrooms accounted for 17 per cent of this year's universe of standard spaces, largely unchanged from last year. The number of units with two-or-more bedrooms in the survey increased slightly to 1,230 units compared with 1,216 in 2010.

Figure 3



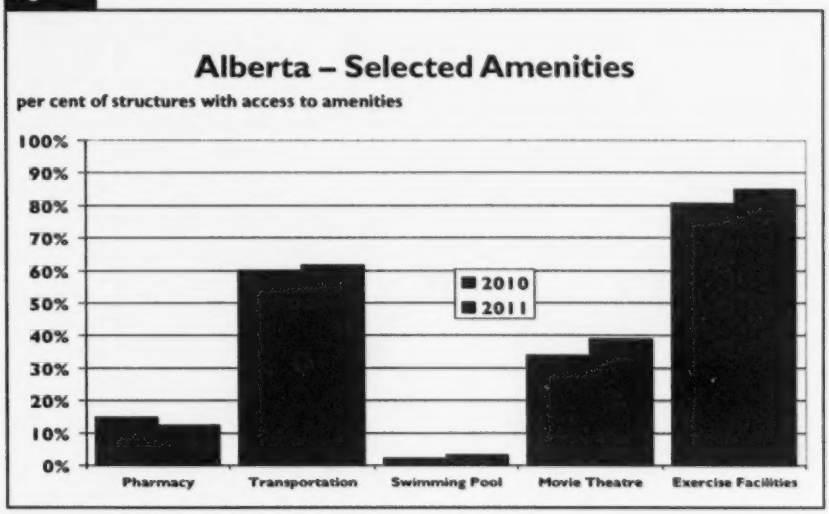
Source: CMHC

Some variations in the composition of the universe of standard spaces remain among areas sampled. In Calgary, semi-private and bachelor units made up a bigger proportion of the stock at 34 per cent compared with Edmonton at only 18 per cent. In Edmonton, one-bedroom units represented 58.5 per cent of the universe compared with 53.5 per cent in Calgary. In the Alberta Capital region, larger spaces with two-or-more bedrooms were double the number identified in Calgary.

Services and Amenities

Seniors' facilities often offer additional services and amenities not found in traditional rental structures. This may include meal plans and various medical and recreational activities. To be eligible for CMHC's Senior's survey, a residence must have at least an on-site meal plan. A 24-hour call bell was the most common service in Alberta, found in 93 per cent of structures surveyed, while the most common amenity was an exercise facility at 85 per cent. The survey also reported that 71 per cent of structures reviewed in Alberta provide on-site medical services.

Figure 4



Source: CMHC

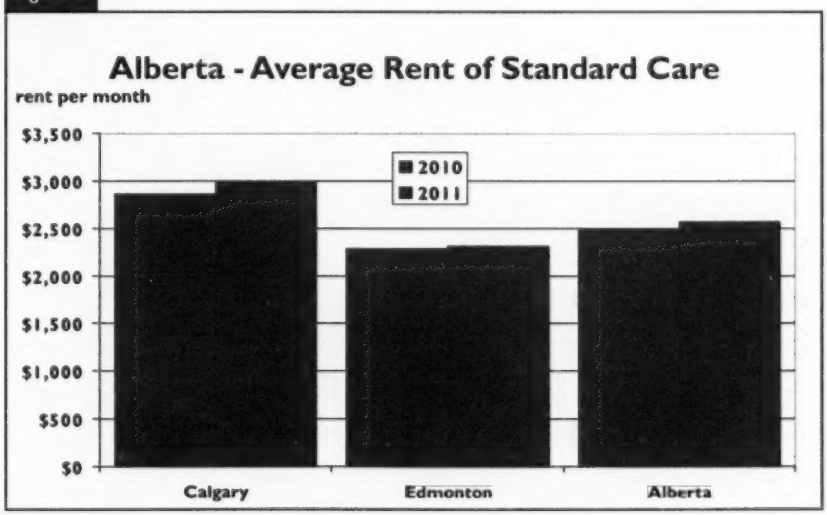
Over 90 per cent of structures surveyed in both CMAs offered a 24-hour call bell service, while 96 per cent in Calgary and 81 per cent in Edmonton had an exercise facility. Transportation services and internet access were more widespread in Calgary than in Edmonton. In Edmonton, transportation services and internet access were found in 48 and 58 per cent of structures, respectively, compared to Calgary at 89 and 81 per cent, respectively. The least common amenity in Alberta's two largest centres was a swimming pool, found in less than four per cent of structures surveyed.

Average Rent for Standard Units

The average rent for a standard space in Alberta was $2,567 in 2011, up $90 per month from $2,477 in 2010. Seniors' facilities often provide residents with health care and other amenities, making the average rent typically higher compared to units in the traditional rental market.

The average rent of standard spaces for all bedroom types were highest in Calgary compared to Edmonton and the rest of Alberta. The total average rent in Edmonton was $2,318 per month, slightly above the rest of Alberta at $2,317, but below Calgary at $2,989. In addition, the average rent in 2011 for all bedroom types in Calgary rose from 2010 levels which was not the case in other areas. Bachelor and two-bedroom plus units in Edmonton experienced a decline in the average rent while the rest of Alberta reported a decrease in the average rent for bachelor units.

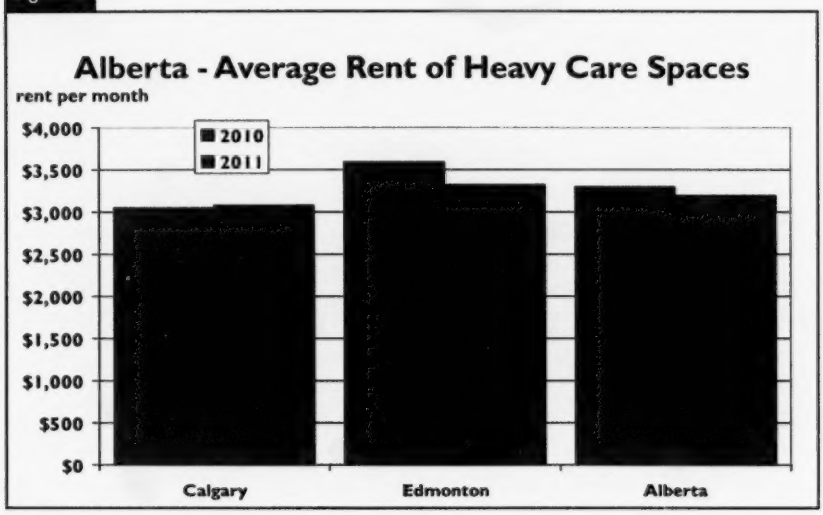
Figure 5



Source: CMHC

In CMHC's survey universe, over 53 per cent of standard units in Alberta had an average rent of $2,500 or more compared to 49 per cent of the universe in the previous survey. In contrast, the percentage of units renting for under $2,000 decreased from 30 per cent in 2010 to 23 per cent this year. Calgary had the highest proportion of units in the $3,000 and more rent range with 44 per cent, while the rest of Alberta (outside the CMAs) had only 14 per cent. In Edmonton, units in the $2,500 to $2,999, and $3,000 and more, rent ranges comprised 23 and 24 per cent of the survey universe, respectively.

Figure 6



Source: CMHC

Average Rent for Heavy Care Spaces

A heavy care space is defined by residents receiving more than 1.5 hours of healthcare per day. The average rent for a heavy care space in Alberta was $3,200 in 2011, down from $3,300 in 2010. Unlike the case for standard spaces, Calgary had the lowest average rent for a heavy care space at $3,084, compared to Edmonton at $3,323 and the rest of Alberta at $3,187. Of the centres reported, Edmonton was the only region where the average rent for a heavy care space declined in the past year, from $3,591 in 2010.

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1.1 Vacancy Rates (%) of Standard Spaces by Unit Type
Alberta

Centre	Semi Private		Bachelor		One Bedroom		Two Bedroom +		Total	
	2010	2011	2010	2011	2010	2011	2010	2011	2010	2011
Calgary CMA	**	--	8.5	8.8	11.0	12.4	10.3	6.3	10.0	10.4
Edmonton CMA	--	--	7.7	13.2	9.7	8.3	17.0	13.6	11.0	10.4
Rest of Alberta	**	--	19.4	22.3	19.4	22.1	11.4	10.0	17.8	20.3
Alberta	**	--	10.6	13.6	12.5	13.0	14.0	10.9	12.2	12.8

1.2 Vacancy Rates (%) of Standard Spaces by Rent Range ($)
Alberta

Centre	Less than $1,500		$1,500 - $1999		$2,000 - $2,499		$2,500 - $2,999		$3,000 and more		Total where rents are known	
	2010	2011	2010	2011	2010	2011	2010	2011	2010	2011	2010	2011
Calgary CMA	**	**	1.9	0.5	9.8	15.5	9.3	8.2	13.4	11.1	10.0	10.4
Edmonton CMA	2.6	5.4	10.3	12.8	9.1	6.3	15.2	16.8	18.6	10.8	11.0	10.4
Rest of Alberta	13.5	18.9	20.4	21.7	16.4	12.2	19.6	22.2	15.8	34.9	17.8	20.3
Alberta	5.6	8.7	11.6	12.7	11.5	11.6	13.3	14.8	15.3	13.8	12.2	12.8

1.3 Vacancy Rates (%) and Average Rents ($) of Heavy Care Spaces
Alberta

Centre	Vacancy Rate		Average Rent	
	2010	2011	2010	2011
Calgary CMA	10.4	10.0	3,055	3,084
Edmonton CMA	1.8	6.2	3,591	3,323
Rest of Alberta	2.8	14.6	3154	3,187
Alberta	4.5	9.9	3,300	3,200

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

1.4 Universe, Number of Residents Living in Universe and Capture Rate (%)
Alberta

Centre	Total Number of Spaces	Overall Vacancy Rate (%)		Number of Residences	Number of Residents	Estimated Population Aged 75+[1]	Capture Rate[2] (%)
		2010	2011				
Calgary CMA	3,297	9.0	9.1	26	3,224		
Edmonton CMA	3,908	8.4	7.7	31	3,914		
Rest of Alberta	2,224	13.6	17.0	32	2,064		
Alberta	**9,429**	**9.8**	**10.4**	**89**	**9,202**	**184,200**	**4.9**

[1] Source: Statistics Canada, Population Projections for Canada, Provinces and Territories, 2009-2036, Scenario 3.

[2] The capture rate is the proportion of the population aged 75 and over living in the survey universe.

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2.1 Universe of Standard Spaces by Unit Type
Alberta

Centre	Semi Private/ Bachelor	One Bedroom	Two Bedroom +	Total
Calgary CMA	912	1,416	320	2,648
Edmonton CMA	500	1,609	640	2,749
Rest of Alberta	524	937	270	1,731
Total Alberta	**1,936**	**3,962**	**1,230**	**7,128**

2.2 Universe by Unit Type
Alberta

Centre	Semi Private/ Bachelor	One Bedroom or more	Total
Calgary CMA	**1,541**	**1,756**	**3,297**
Standard Spaces	912	1,736	2,648
Non-Standard Spaces	629	20	649
Edmonton CMA	**1,154**	**2,754**	**3,908**
Standard Spaces	500	2,249	2,749
Non-Standard Spaces	654	505	1,159
Rest of Alberta	**899**	**1,325**	**2,224**
Standard Spaces	524	1,207	1,731
Non-Standard Spaces	375	118	493
Total Alberta	**3,594**	**5,835**	**9,429**
Standard Spaces	1,936	5,192	7,128
Non-Standard Spaces	1,658	643	2,301

2.3 Universe of Standard Spaces by Rent Range ($)
Alberta

Centre	Less than $1,500	$1,500 - $1,999	$2,000 - $2,499	$2,500 - $2,999	$3,000 and more	Total spaces where rents are known
	% of Total[1]	% of Total[1]	% of Total[1]	% of Total[1]	% of Total[1]	
Calgary CMA	**	**	21.9	26.2	43.5	2,648
Edmonton CMA	22.2	12.3	18.4	23.3	23.8	2,749
Rest of Alberta	**	**	32.1	25.5	13.9	1,731
Alberta	**11.6**	**11.7**	**23.1**	**24.9**	**28.7**	**7,128**

[1] % is based on those spaces where the rent is known.

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2.4 Proportion (%) of Structures where Select Services are Available[1] by Structure Size
Alberta

Centre	Meals				On-Site Medical Services	Registered Nurse onsite	24-hour call bell
	Optional	# included in rent					
		1	2	3			
Calgary CMA	**0.0**	**11.5**	**11.5**	**76.9**	**69.2**	**42.3**	**96.2**
10 - 49	--	--	--	--	--	--	--
50 - 89	**	**	**	**	**	**	**
90 or more	0.0	13.0	8.7	78.3	73.9	43.5	95.7
Edmonton CMA	**9.7**	**38.7**	**12.9**	**38.7**	**71.0**	**61.3**	**93.5**
10 - 49	**	**	**	**	**	**	**
50 - 89	12.5	37.5	25.0	25.0	50.0	50.0	100.0
90 or more	9.1	36.4	9.1	45.5	77.3	68.2	90.9
Rest of Alberta	**9.4**	**15.6**	**9.4**	**65.6**	**71.9**	**40.6**	**90.6**
10 - 49	25.0	12.5	25.0	37.5	62.5	25.0	75.0
50 - 89	5.9	23.5	5.9	64.7	88.2	47.1	94.1
90 or more	0.0	0.0	0.0	100.0	42.9	42.9	100.0
Alberta	**6.7**	**22.5**	**11.2**	**59.6**	**70.8**	**48.3**	**93.3**
10 - 49	22.2	22.2	22.2	33.3	66.7	22.2	77.8
50 - 89	7.1	25.0	14.3	53.6	71.4	46.4	96.4
90 or more	3.8	21.2	7.7	67.3	71.2	53.8	94.2

[1] Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

2.5 Proportion (%) of Structures with Access to Selected Amenities[1] by Structure Size
Alberta

Centre	Pharmacy	Transport-ation Services	Swimming Pool	Hot Tub - Spa	Movie Theatre	Exercise Facilities	Internet
Calgary CMA	**23.1**	**88.5**	**3.8**	**23.1**	**65.4**	**96.2**	**80.8**
10 - 49	--	--	--	--	--	--	--
50 - 89	**	**	**	**	**	**	**
90 or more	21.7	91.3	4.3	26.1	65.2	95.7	82.6
Edmonton CMA	**9.7**	**48.4**	**3.2**	**9.7**	**22.6**	**80.6**	**58.1**
10 - 49	**	**	**	**	**	**	**
50 - 89	12.5	37.5	12.5	0.0	0.0	62.5	12.5
90 or more	9.1	54.5	0.0	13.6	31.8	90.9	72.7
Rest of Alberta	**6.3**	**53.1**	**3.1**	**9.4**	**34.4**	**81.3**	**71.9**
10 - 49	0.0	37.5	0.0	0.0	12.5	62.5	50.0
50 - 89	11.8	47.1	0.0	5.9	47.1	82.4	70.6
90 or more	0.0	85.7	14.3	28.6	28.6	100.0	100.0
Alberta	**12.4**	**61.8**	**3.4**	**13.5**	**39.3**	**85.4**	**69.7**
10 - 49	0.0	33.3	0.0	0.0	11.1	55.6	55.6
50 - 89	14.3	46.4	3.6	3.6	35.7	78.6	53.6
90 or more	13.5	75.0	3.8	21.2	46.2	94.2	80.8

[1] Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

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3.1 Average Rent ($) of Standard Spaces by Unit Type Alberta										
Centre	Semi Private		Bachelor		One Bedroom		Two Bedroom +		Total	
	2010	2011	2010	2011	2010	2011	2010	2011	2010	2011
Calgary CMA	**	--	2,296 a	2,379 a	3,101 a	3,181 a	3,757 a	3,876 a	2,863 a	2,989 a
Edmonton CMA	--	--	1,778 a	1,739 a	2,201 a	2,257 a	2,966 a	2,922 a	2,288 a	2,318 a
Rest of Alberta	**	--	1,779 a	1,788 a	2,202 a	2,421 a	2,605 a	2,983 a	2,155 a	2,317 a
Alberta	**	--	**2,046 a**	**2,054 a**	**2,521 a**	**2,626 a**	**3,077 a**	**3,184 a**	**2,477 a**	**2,567 a**

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O1 Number of People On Wait List and Time on Waitlist
Alberta

Centre	Average Number of People on Waitlist	Time on Waitlist in Months				
		0	1~2	3~5	6~11	12+
Calgary CMA	29 a	**	++	++	14.1 c	**
Edmonton CMA	17 c	8.6	--	++	16.0 a	**
Rest of Alberta	13 a	10.3	++	++	8.5 c	8.3 a
Alberta	**19 b**	**23.1 b**	**++**	**7.3 d**	**38.6 b**	**16.9 c**

O2 Building Structure Makeup (%)
Alberta

Centre	Concrete Frame	Wood Frame
Calgary CMA	42.3%	57.7%
Edmonton CMA	54.8%	45.2%
Rest of Alberta	21.9%	78.1%
Alberta	**39.3%**	**60.7%**

O3 Ancillary Services, Cable and Telephone and Optional Costs (% of residences)
Alberta

Centre	Services	Included in Rent (%)	Tenant Arrange (%)	Optional (%)	Average Cost if Optional ($)
Calgary CMA	Cable	46.2	26.9	26.9	35.38
	Telephone	3.8	76.9	19.2	**
Edmonton CMA	Cable	64.5	16.1	19.4	38.20
	Telephone	10.0	73.3	16.7	39.50
Rest of Alberta	Cable	34.4	28.1	37.5	26.09
	Telephone	--	87.5	12.5	39.50
Alberta	**Cable**	**48.3**	**23.6**	**28.1**	**31.71**
	Telephone	**4.5**	**79.5**	**15.9**	**38.73**

The following letter codes are used to indicate the reliability of the estimates:
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O4 Vacancy Rates (%) of Standard Spaces by Date Residence Opened
Alberta

Centre	Before 1990	1990 - 1999	2000 or later	Total
Calgary CMA	**	5.2 a	11.7 a	10.4 a
Edmonton CMA	7.3 a	6.6 a	13.7 a	10.4 a
Rest of Alberta	**	26.3 a	19.2 a	20.3 a
Alberta	**10.5 a**	**9.4 a**	**14.7 a**	**12.8 a**

O5 Average Rents ($) of Standard Spaces by Date Residence Opened
Alberta

Centre		Before 1990	1990 - 1999	2000 or later	Total
Calgary CMA	Semi Private	--	--	--	--
	Bachelor	**	2,368 a	2,316 a	2,379 a
	One Bedroom	**	3,277 a	3,093 a	3,181 a
	Two Bedroom +	**	4,391 a	3,695 a	3,876 a
	All	**	2,901 a	3,015 a	2,989 a
Edmonton CMA	Semi Private	--	--	--	--
	Bachelor	1,372 a	2,313 a	1,669 a	1,739 a
	One Bedroom	1,515 a	2,264 a	2,600 a	2,257 a
	Two Bedroom +	**	2,634 a	3,148 a	2,922 a
	All	1,475 a	2,320 a	2,692 a	2,318 a
Rest of Alberta	Semi Private	--	--	--	--
	Bachelor	**	1,927 a	1,828 a	1,788 a
	One Bedroom	--	**	2,363 a	2,421 a
	Two Bedroom +	--	**	2,935 a	2,983 a
	All	**	2,409 a	2,343 a	2,317 a
Alberta	**Semi Private**	**--**	**--**	**--**	**--**
	Bachelor	**1,833 a**	**2,260 a**	**2,008 a**	**2,054 a**
	One Bedroom	**2,004 a**	**2,691 a**	**2,717 a**	**2,626 a**
	Two Bedroom +	**2,326 a**	**3,348 a**	**3,230 a**	**3,184 a**
	All	**1,954 a**	**2,584 a**	**2,699 a**	**2,567 a**

The following letter codes are used to indicate the reliability of the estimates:
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** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

Methodology

Canada Mortgage and Housing Corporation conducts the Seniors' Housing Survey in February and March. This annual survey became National in scope in 2009, covering all centres in each of the ten provinces. Both private and non-profit residences are included in the survey universe. Non-profit residences must have at least one unit that is not subsidized.

To be eligible for inclusion in the 2011 Survey results, a residence must:

- ✓ Have been in operation for at least one year, i.e. before January 2010
- ✓ Have at least 10 rental units (Quebec, Ontario, Prairies) or 5 rental units (Atlantic provinces and B.C).
- ✓ Offer an onsite meal plan
- ✓ Does not provide high levels of healthcare (defined as 1.5 hours or more of care per day) to all of their residents. Nursing homes and long-term care homes are examples of residences that were not included in the survey.
- ✓ Offer rental units. Life lease units and owner-occupied units are excluded from this survey.
- ✓ And at least 50% of resident's are 65 years of age or older

The Seniors' Housing Survey is a census and not a sample survey therefore all senior's residences in Canada meeting these criteria are included to be part of this survey.

Survey data were obtained through a combination of telephone interviews and fax and email responses. Information was obtained from the owner, manager, or residence administrator. Survey results reflect market conditions at the time of the survey. Survey results have been weighted to adjust for non-responses, to ensure that they are reflective of the universe. 2010 data in this publication may differ from what was published last year, due to survey zone changes in 2011. The level of statistical reliability is noted in the data tables. For more information on the reliability of the data please click here.

All statistics published, excluding information on new market supply, include only those residences that have been in operation for at least one year.

Definitions

Space: A space is a residential area that is rented out. Examples of spaces include: one-half of a semi-private unit, a private or bachelor unit, a one-bedroom unit and a two-bedroom unit. In most cases a space is the same as a unit. The exception is the case where a unit has been divided to rent to multiple residents. Semi-private and ward units are an example of this. Unless otherwise indicated, data for spaces are for all unit types.

Standard Space: A space occupied by a resident who does not receive a high level of care (i.e. the resident receives less than 1.5 hours of care per day.) Regional terms for this type of space vary across the country. In c es where there is no additional charge paid for a high level of care, the estimate of the number of standard spaces may include units where the resident receives a high level of care.

Heavy Care Space: A space where the residence provides 1.5 hours or more of healthcare per day to the resident. Examples include Alzheimer, Dementia and mobility support residents. Heavy care space estimates for occupied spaces may only include those where the resident is required to pay for a high level of care.

Respite Space: A space used to provide temporary accommodation for a senior who normally lives in another place and not at the residence.

Non-market or Subsidy Space: A space where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized.

Rent: Refers to the actual amount a resident pays per month for their accommodation space and all mandatory services. For vacant spaces, the rent is the amount the owner is asking for the space.

Vacancy: A space is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Capture Rate: The main age group living in seniors' residences are persons aged 75 years and older. Capture rate in a centre is the ratio of the total number of residents living in the survey universe divided by its estimated 75+ population and then expressed as a percentage.

Acknowledgement
The Seniors' Housing Survey could not have been conducted without the cooperation of the residence owners and their staff. CMHC acknowledges their time and assistance in providing accurate information. As a result of their contribution, CMHC is able to provide data and analysis that benefits the entire industry.

Confidentiality
All information provide through this survey is kept strictly confidential and only used by CMHC to generate statistics and data sets that do not allow for the identification of individuals, households, businesses or buildings.

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